

Key: 3908

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.373

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MALEK REALTY CORP 156 MAIN STREET BUZZARDS BAY, MA 02532				91-3-0				475 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MALEK REALTY CORP				03/10/2004	QS	500,000	27706-099				
OCONNELL OIL ASSOCIATES I				12/21/1992	QS	100,000	11521-047				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	74	MULTI-USE COM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-18-195	08/17/2018	3	ALTERATIONS	12,500	06/03/2019	KT	100	100
1940	04/17/2014	51	FIELD REVIEW	475	05/08/2018	RJM	100	100
		3	ALTERATIONS		100	100		
1854	01/23/2014	3	ALTERATIONS	9,000	07/19/2013	DF	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C3	1.00	100	201,400	1.00	100	1.00	C3	1.00	201,400
303	A	1,500	C3	1.00	100	8,300	1.00	100	1.00	C3	1.00	12,450

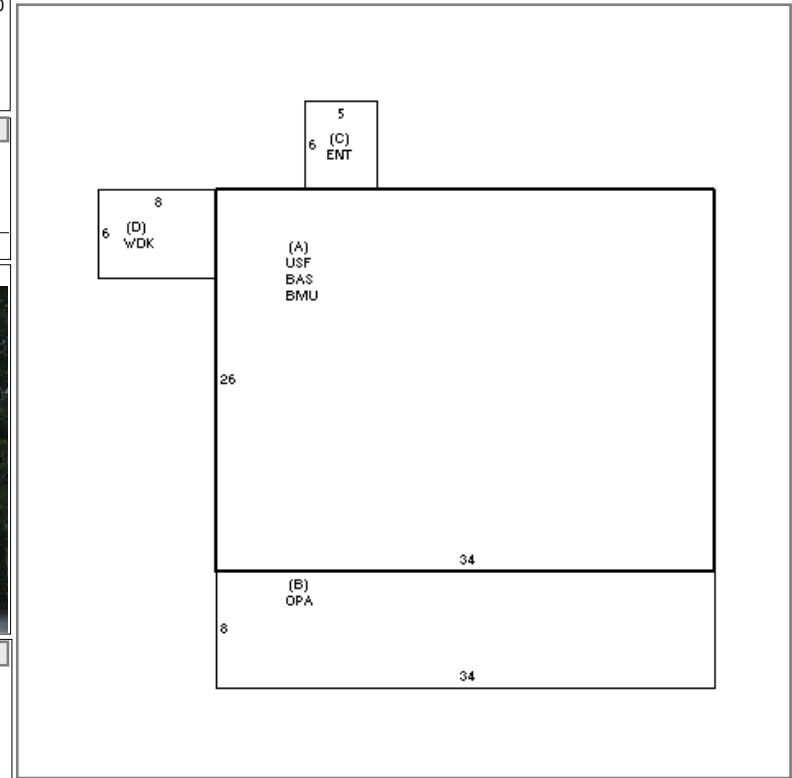
TOTAL	2.500 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N OCONNEL'S CONVENIENCE PLUS. . Variance being sought to demolish existing gas station and construct new			LAND	213,900	206,600
Infl1	FACTOR 100	T sotre, canopy and pumps. Variance granted to allow			BUILDING	192,900	185,600
Infl2	PHY 100	E construction of new gas station. SP for oversize sign being sought. Granted			DETACHED	487,400	465,100
					OTHER	580,500	559,200
					TOTAL	1,474,700	1,416,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		17,500	3.70	32,400
SP2	V	1.50	10 0.90	5X20 ELECT	100	303.45	27,300
LH1	A	1.00	10 0.90		8	1,707.40	12,300
TN1	V	1.50	10 0.90	3-10000 GAL	30,000	3.90	105,300
PM6	V	1.50	10 0.90	PUMPS - MPD	5	34,407.15	154,800
SIC	V	1.50	10 0.90	44X47	2,068	69.75	129,800
SP2	S	2.50	10 0.90	7X8 MENUE	56	505.75	25,500



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	RJM
MODEL	1		RESIDENTIAL	LIST	5/8/2018	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	6/8/2018	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	338,382
NET AREA	1,768	DETAIL ADJ	0.918	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		42.34	37,426		
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	884	1932	166.74	147,395		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	884	1932	151.52	133,941		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	272		44.83	12,195		
				FLOOR COVER	2	SOFTWOOD	1.00	C	ENT	N	ENCLOSED ENTRY	30		85.16	2,555		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	48		33.19	1,593		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CAPACITY	UNITS	ADJ	COND	43	% GD	57
STORIES	2	1.00				
ROOMS	0	1.00				
BEDROOMS	0	1.00				
BATHROOMS	1	1.00				
# 1/2 BATHS	1	1.00				
TOT FIXTURES	5	\$3,277				
# UNITS	1	1.00				

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$192,900

